



NAMPA OFFICE BUILDING

For Sale or Lease
90, 98, 102, 106, 110 McClure Ave. Nampa, ID





PROPERTY INFORMATION

PROPERTY TYPE	Office For Sale Or Lease
ADDRESS	90, 98, 102, 106, 110 McClure Avenue Nampa, ID 83651
BUILDING SF	±8,693 SF
ZONING	City of Nampa- BC
PURCHASE PRICE	\$1,890,000
AVAILABLE SPACE	±5,231 SF
LEASE RATE	\$16.00 SF/yr (Modified Gross)
LEASE TERM	3-5 years

HIGHLIGHTS

- Rare office purchase opportunity in Nampa
- Building is comprised of five individual commercial condos
- Currently demised into three spaces, tenants include Farmers Insurance and Signature Salon
- Close access to Interstate 84 via Northside Boulevard
- Frontage on Caldwell Boulevard
- Lease space is available on 1/1/2025

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

BEN FULCHER

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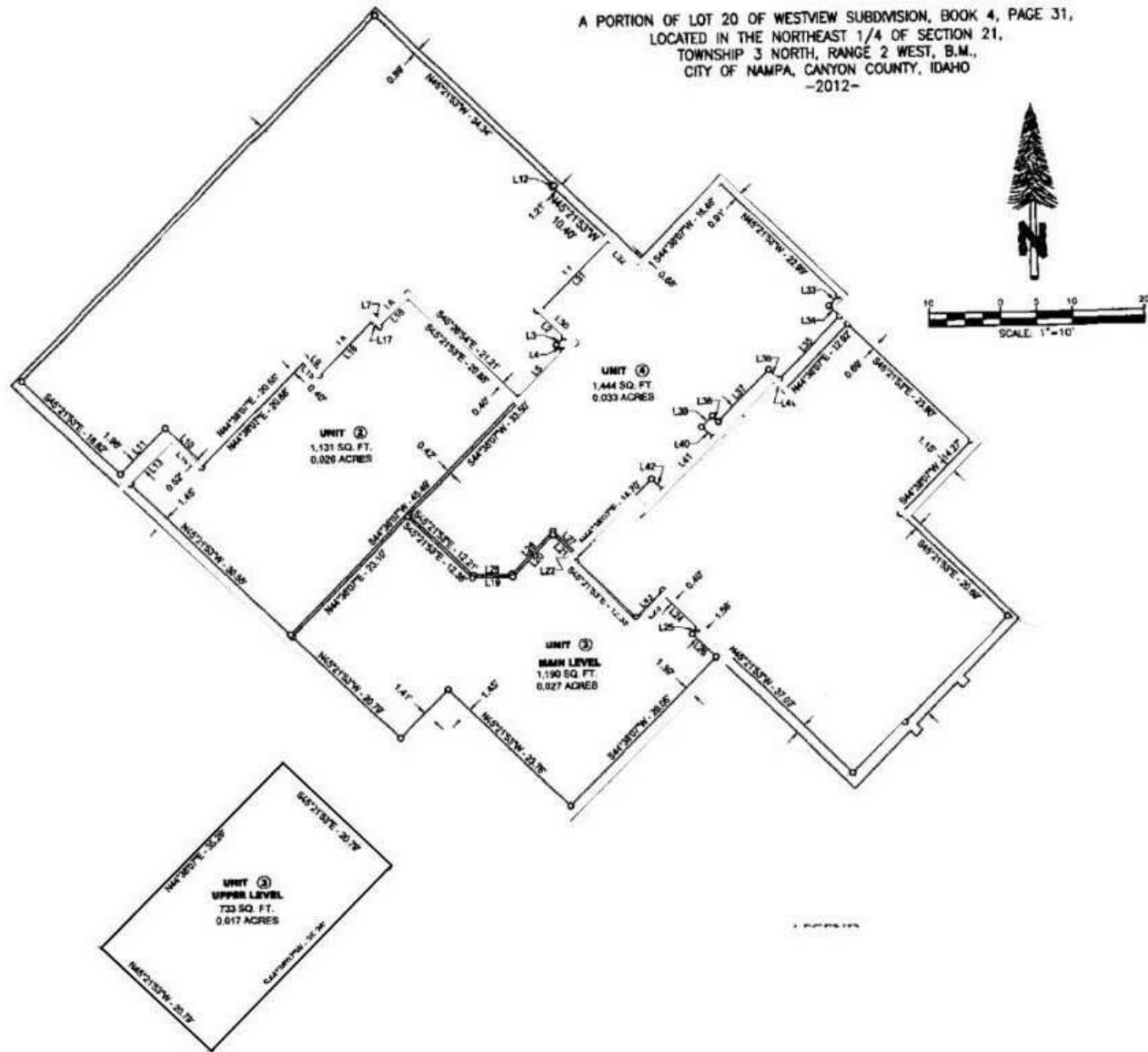
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MCCLURE'S BUSINESS PARK CONDOMINIUMS

A PORTION OF LOT 20 OF WESTVIEW SUBDIVISION, BOOK 4, PAGE 31,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 2 WEST, B.M.,
CITY OF NAMPA, CANYON COUNTY, IDAHO
-2012-



Available: ±5,231SF

Main Floor: ±4,498SF



Second Floor: ±733SF



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